

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23	25	WELLINGTON ST, ARLINGTON

OWNERSHIP

Owner 1:	JASON TERRACE LLC				
Owner 2:					
Owner 3:					
Street 1:	PO BOX 288				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	02476			Type:	

PREVIOUS OWNER

Owner 1:	DAVIDSON HENRY E/ETAL -		
Owner 2:	DAVIDSON HENRY E JR -		
Street 1:	30 PARK AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1910, having primarily Wood Shingle Exterior and 7632 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 24 Rooms, and 9 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		7200		Sq. Ft.	Site		0	70.	0.88	5									445,198						445,200	
																	</										

Total AC/HA:	0.16529	Total SF/SM:	7200	Parcel LUC:	111	Apts. 4-8	Prime NB Desc	ARLINGTON		Total:	445,198	Spl Credit		Total:	445,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
111	7200.000	925,600		445,200	1,370,800		78249
							GIS Ref
							GIS Ref
Total Card	0.165	925,600		445,200	1,370,800	Entered Lot Size	GIS Ref
Total Parcel	0.165	925,600		445,200	1,370,800	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:	179.61	/Parcel:	179.61	Land Unit Type:	01/07/20

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	111	FV	925,600	0	7,200.	445,200	1,370,800		Year end	12/23/2021	PRINT	
2021	111	FV	925,600	0	7,200.	445,200	1,370,800		Year End Roll	12/10/2020		Date
2020	111	FV	871,300	0	7,200.	445,200	1,316,500	1,316,500	Year End Roll	12/18/2019	12/30/21	08:58:2
2019	111	FV	842,500	0	7,200.	451,600	1,294,100	1,294,100	Year End Roll	1/3/2019		
2018	111	FV	842,500	0	7,200.	337,100	1,179,600	1,179,600	Year End Roll	12/20/2017	LAST REV	
2017	111	FV	782,800	0	7,200.	305,300	1,088,100	1,088,100	Year End Roll	1/3/2017	Date	Time
2016	111	FV	782,800	0	7,200.	292,600	1,075,400	1,075,400	Year End	1/4/2016	11/22/21	16:18:5
2015	111	FV	693,300	0	7,200.	248,000	941,300	941,300	Year End Roll	12/11/2014	apno	

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2021	I & E Return	JO	Jenny O
6/11/2019	I & E Return	JO	Jenny O
3/10/2017	I & E Return	EMK	Ellen K
5/2/2016	I & E Return	MM	Mary M
4/7/2009	Measured	345	PATRIOT
5/12/2000	Measured	263	PATRIOT
11/17/1999	Mailer Sent		
10/27/1999	Measured	266	PATRIOT
10/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	78249
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
6	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

